

Hello,

I am writing in support of HB5536. Our association has, in the past (until 2011), hired unqualified individuals to serve as manager. Both of them served for many years despite many complaints which reportedly centered around their ability to meet the requirements of the job. I will not go into the details here but suffice it to say, their mistakes were very costly to the association.

I might add that we are self-managed. We were told by the DPC that since we are self-managed, our manager does not fall under the current requirements. I am still not sure that the law is clear on that matter.

Although we currently have a very competent individual in that position as of December, 2011, there is no assurance that will continue should the person resign or leave for any other reason. At least this bill will be in place when this matter is eventually cleared up or legislation has passed requiring an individual to be qualified and certified no matter the source of their salary.

I support this legislation because it sets minimal requirements for entry into the job of association management.

We are a medium-sized association with property on the shoreline worth about 25 million dollars. Surely a manager for this size of condominium should be required to have condo management qualifications despite the type of funds from which they are paid.

Thanks for your consideration,

John L. Smith